

041.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

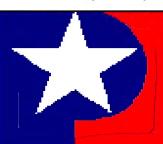
Total Card / Total Parcel
1,013,600 / 1,013,600

USE VALUE:

1,013,600 / 1,013,600

ASSESSED:

1,013,600 / 1,013,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		FORDHAM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORINA EKATERINA A	
Owner 2:	
Owner 3:	
Street 1: 22 HENRY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: COSTA MICHAEL J/DAWN -
Owner 2: -
Street 1: 28 FORDHAM STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3312 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	4500.000	569,600			444,000	1,013,600									28366
Total Card	0.103	569,600			444,000	1,013,600				Entered Lot Size					GIS Ref
Total Parcel	0.103	569,600			444,000	1,013,600				Total Land:					GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	306.04	/Parcel:	306.0				Land Unit Type:					Insp Date

12/09/08	13456!
Prior Id # 1:	28366
Prior Id # 2:	
Prior Id # 3:	
Print	Date Time
12/10/20	18:42:28
Last Rev	Date Time
04/30/18	09:14:14
mmcmakin	
3456	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT	Parcel ID	041.0-0005-0004.0
Tax Yr	Use	Cat
2020	104	FV
		Bldg Value
		569,800
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		444,000
		Total Value
		1,013,800
		Asses'd Value
		1,013,800
		Notes
		Year End Roll
		12/18/2019
2019	104	FV
		417,900
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		889,700
		Total Value
		889,700
		Asses'd Value
		889,700
		Notes
		Year End Roll
		1/3/2019
2018	104	FV
		417,900
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		762,000
		Total Value
		762,000
		Asses'd Value
		762,000
		Notes
		Year End Roll
		12/20/2017
2017	104	FV
		391,300
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		691,000
		Total Value
		691,000
		Asses'd Value
		691,000
		Notes
		Year End Roll
		1/3/2017
2016	104	FV
		391,300
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		646,600
		Total Value
		646,600
		Asses'd Value
		646,600
		Notes
		Year End
		1/4/2016
2015	104	FV
		310,100
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		559,900
		Total Value
		559,900
		Asses'd Value
		559,900
		Notes
		Year End Roll
		12/11/2014
2014	104	FV
		310,100
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		515,500
		Total Value
		515,500
		Asses'd Value
		515,500
		Notes
		Year End Roll
		12/16/2013
2013	104	FV
		322,600
		Yrd Items
		0
		Land Size
		4,500.
		Land Value
		518,000
		Total Value
		518,000
		Asses'd Value
		518,000
		Notes
		Year End Roll
		12/13/2012

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type
COSTA MICHAEL J	58844-416	Date
		4/6/2012
		Sale Code
		Sale Price
		V Tst Verif Notes
CINCOTTA MICHAEL	51816-586	
		520,000 No No
WALDMAN CHRISTO	30723-114	
		350,000 No No
CARR WILLIAM/ET	26848-181	
		195,000 No No Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
9/28/2015 1435 Manual 14,900 9/28/2015	4/30/2018 Mail Update MM Mary M
5/20/2015 531 Renovate 32,000	6/3/2015 Permit Insp PC PHIL C
12/16/1996 649 2,500	7/6/2012 MLS EMK Ellen K
	12/9/2008 Meas/Inspect 345 PATRIOT
	3/4/2000 Mailer Sent
	2/29/2000 Measured 264 PATRIOT
	8/21/1993 KT
	Sign: VERIFICATION OF VISIT NOT DATA / / /

